

Newark  
- 1970  
- 1972



*"Building Quality In Housing Through Partnership"*



**ROBERT GRAHAM**  
EXECUTIVE DIRECTOR

March 13, 2002

Mr. Ralph Waller  
Chief of Housing Production  
NHA  
500 Broad Street  
Newark NJ 07102

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Dear Mr. Waller:

The momentum for the Stella Wright Homes Revitalization Project is growing. At its January Board Meeting the Newark Housing Authority Commissioners approved the designation of two development teams to build the more than 755 apartments and townhouses slated for the three sites in the Central Ward. The developers are:

- St. James Community Partners (A Joint Venture Between Landex Corporation of Baltimore, Maryland, and St. James AME of Newark, New Jersey), and
- Roizman Development, Inc./The Related Companies, L.P. of Plymouth Meeting, Pennsylvania.

I'd like to invite you to come out and meet our developers and to hear from them about their plans to build quality neighborhoods complete with parks and open spaces and affordable housing. The plan for this 45-acre development on three sites has been the direct result of input from residents, community, civic, church and school leaders and other stakeholders like you who participated in our design phase of the project. We'd like to share with you our current status and encourage your continued support.

**WHEN:** Wednesday, March 20, 2002  
**WHERE:** Newark Housing Authority's Board Room  
57 Sussex Avenue  
Newark NJ 07102  
**TIME:** 9:30 a.m.

To confirm your attendance at the March 20 meeting, please call Zaida Colon at 973-430-2236. I look forward to seeing you on the 20<sup>th</sup>.

Sincerely,

Karen Torian  
Assistant Executive Director

# **Stella Wright Homes HOPE VI Development "BUILDING COMMUNITY . . . CHANGING LIVES"**

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## **Community and Supportive Services Work Plan**

In order to achieve the social service objectives defined in the HOPE VI Community and Supportive Services (CSS) Self-Sufficiency Program, the Housing Authority of the City of Newark (NHA) must first perform a needs assessment of the former Stella Wright Homes residents. Based upon the results of that assessment, the case management team will develop specific self-sufficiency plans (short and long term) for each resident. The number of residents requiring specific social services will vary; however, the self-sufficiency plans will be designed to:

- > Assist residents in the development of job skills that will help them move from welfare-to-work status.
- > Provide residents with career training, employment and business development assistance.
- > Provide low cost, easily accessible and expanded childcare services for working parents.
- > Provide academic enrichment and after school programs in order to bolster the academic capabilities of former Stella Wright Homes residents.
- > Provide positive social, cultural and recreational programs for the youth.
- > Provide transportation assistance to job locations.
- > Provide holistic programs and services to address the special need of residents, including substance abuse, disabilities or other such obstacles to self-sufficiency.

**Community service providers who participate with the NHA in providing the requisite services to the former Stella Wright Homes residents will be identified through the following process:**

NHA will meet with organizations that have expressed an interest in and/or agreed to provide specific social services to former Stella Wright Homes residents at no cost to confirm the need for those services and to ensure that they will be provided in an effective and efficient manner.

NHA and the organizations will memorialize a service agreement via a Letter of Agreement or Memorandum of Understanding.

Additional services (those identified by case management as necessary for the residents to achieve self-sufficiency and where no partner exists to provide the services at no cost to residents) will be procured based upon Requests for Proposals (RFP). Upon receipt of the proposals, a committee comprised of the NHA staff, the Advisory Committee and members of the CSS Committee will review them. Upon selection of an agency to perform the requested service, NHA will enter into a contract for provision of services. All contracts so entered into will be performance based.

**Role of the Community Support Service Committee:**

The CSS Committee, with William Waldman, former Commissioner of the NJ Department of Human Services, as honorary chairperson, will assist NHA's management in establishing measurements to evaluate the effectiveness of the CSS process; will provide NHA's staff with important information regarding available resources and opportunities that might assist former Stella Wright Homes residents to achieve their self-sufficiency goals and objectives; and will participate in selecting service providers when RFPs are required.



## Design Principles

- Create a mechanism for continued and ongoing resident involvement.
- Establish long term relationships between the Housing Authority, the City, the Schools, the institutions, the business community and the neighborhood groups.
- Re-establish a strong sense of neighborhood that currently does not exist.
- Create a safe, stable neighborhood.
- Create a network consisting of a hierarchy of properly scaled streets.
- Build on the opportunities of new school construction by integrating the school development with residential fabric.
- Create organized and meaningful parks as great residential addresses.
- Create an interconnected network of pedestrian scaled open space.
- Tame the arterial streets.
- Create well built housing for a more diverse population
- Link to the institutions and to downtown.
- Support efforts to reestablish economic development in the area
- Build on the best traditions of Newark's architectural heritage.
- Create a mixed income development designed to market rate standards.
- Involve residents in the decision making
- Encourage incentives for using local builders to use better design standards to create community - use historical precedent
- Strengthen minimum design standards



Housing Authority of the City of Newark  
57 Sussex Avenue  
Newark NJ 07103

**COMMISSIONERS**

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**Nicky Parker**,  
Secretarial Assistant

**CSS Resident Representatives**  
**George Smiley & Diana Weems**

## Stella Wright Homes HOPE VI Redevelopment Plan "NEIGHBORHOOD PLANNING, PARTNERING & CONTINUING THE PROGRESS"



### ABOUT THE DEVELOPERS:

#### **St. James Community Partners**

A Joint Venture Between Landex Corporation & St. James AME Church

The multidisciplinary development team assembled for the Stella Wright Homes HOPE VI Revitalization Plan consists of local and national experts with the combined knowledge and experience necessary to undertake and implement this challenging, ambitious and very exciting redevelopment program. All of the national experts have been involved in numerous HOPE VI projects and more than 50 percent of the team members are minority-owned organizations from the City of Newark and its surrounding communities. Each team member has worked previously with others on the team.

- St. James AME Church is a local, faith-based organization with a 150-year active presence in the Central Ward of Newark.
- Landex Corporation is a nationally recognized 100% woman-owned real estate development company with extensive HOPE VI experience and a successful track record of creative financing, implementing and managing the transformation of large, urban, government-sponsored, troubled housing into high-quality, well-managed communities.

#### **Roizman Development, Inc.**

The Related Companies, L.P.

The proposed development team members have proven themselves in many venues throughout the country. Each member brings his/her own knowledge and experience to this initiative, forming an comprehensive, cohesive unit that can serve to strengthen and integrate all the various components of this HOPE VI development. Roizman team members bring both national recognition and experience and have worked and proven themselves in Newark since 1962.

- Roizman Development, Inc. has an outstanding development track-record, financial strength and local knowledge that will enable it to direct and coordinate the development team members toward successful implementation of this HOPE VI initiative.
- The Related Companies, L.P. brings its vast knowledge and extraordinary financial capacity to this HOPE VI initiative—applying the experience gained over the 25-year course of developing and managing its 40,000 primarily affordable and market-rate housing units.



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## **Stella Wright Homes HOPE VI Development** *"Building Community . . . Changing Lives"*

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### **The Vision:**

The Stella Wright Homes HOPE VI Development is a project to rebuild this Central Ward community and to change the quality of living of the residents. It is a development that will bring together key elements of the existing community—schools, community organizations, churches, business and commercial development—with a planned community of safe, affordable housing. This will serve as an important catalyst in the revitalization of the Central Ward and allow it to participate equally in Newark's renaissance. The development plan will build upon the rich history of this community, its closeness to major transportation links including Newark's impressive public transportation system, its proximity to major employers, its powerful location overlooking the Newark and Manhattan skylines, and its history as a community of leaders.

Rebuilding the Stella Wright Homes community means having a community with quality housing that lasts; housing that is affordable to people of low to moderate income means; and housing that has amenities like parks, community centers and other facilities to support the recreational and social needs of the residents.

The community that is rebuilt will be within walking distance of schools and necessary retail stores, and it will seek to meet the needs of families with children, seniors, and grand families (family members having custody of relatives' children). The development team is investigating services such as 24-hour day care to support the working family and assisted living programs for seniors who are mobile but need some assistance each day.

### **The Plan:**

The revitalized community will be one that is a place where individuals will vie to live, work, shop and enjoy life. The new housing will include a variety of styles from garden apartments to townhouses and will consist of both rental and home ownership units that will be organized in patterns that make knowing your neighbor easy and desirable. Equally important, it will compliment the residential housing, school construction, business and commercial ventures that are currently on the drawing board resulting in a totally redeveloped Central Ward where all elements are in harmony.

The redevelopment plan will also include two new community centers, five parks and other community facilities to serve the residents. This community will be developed to ensure linkages with current viable institutions including public agencies such as police, fire, and schools, as well as housing in the area. The result will be a thriving, vibrant community that is esthetically pleasing as well as safe and affordable.

Former Stella Wright Homes residents will be provided an opportunity to receive case management services under the Community Support Services (CSS) plan that will evaluate their needs. The objective is to develop short and long term goals that will allow them to become self-sufficient, employed and/or employable, that will remove existing barriers to self-sufficiency such as drug addiction and lack of education and that will enable some of them to participate in the home ownership program for this HOPE VI development.

## The Partnerships:

The success of the HOPE VI development requires many partnerships including the residents, local, state and national elected officials, financial institutions and developers, philanthropic organizations and foundations, a wide array of community organizations and agencies, all levels of City government, local churches, colleges and school, and business owners and entrepreneurs. These stakeholders will be asked to provide leadership in key planning and design initiatives, finance opportunities and implementation strategies.

Private and public partnerships will be fostered that will allow the \$35 million HUD funds to be leveraged to \$200 million to create a public housing community unparalleled in Newark's history. The NHA expects to receive additional funding from major City, State and Federal sources as well as private institutions to implement this far-reaching plan to revitalize Newark's Central Ward. In addition, dozens of area social services agencies have acknowledged support of the CSS initiatives.

## How You Can Become Involved:

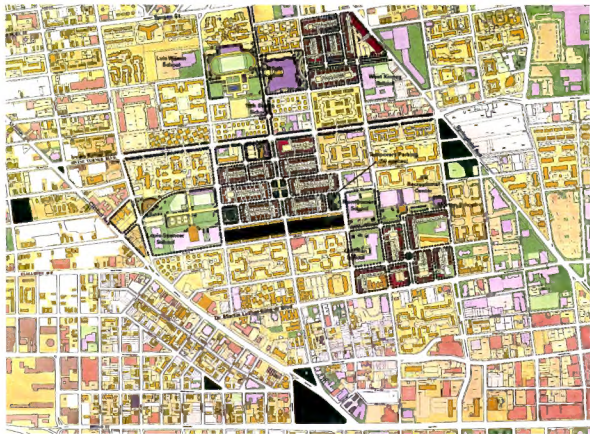
Planning and rebuilding the Stella Wright Homes community requires the participation of all stakeholders if it is to be successful. The vision we are forging must be a vision shared by the community. The staff of the HOPE VI development will be glad to discuss the HOPE VI plan in greater detail with you. We encourage your inquiry and we are excited about sharing this story of growth and resurgence in the Central Ward. To be placed on our mailing list or for answers to your questions, call us at 973-430-2182.

If you are a former Stella Wright resident and need answers to questions about housing, employment and training, childcare, or healthcare, please call Sheila Scudder at 973-430-2342.

If you are a developer, market analyst, architect or other housing professional and need more information about how you might participate in the development project, please call Morris Warner at 973-430-2215.

Housing Authority of the City of Newark  
Stella Wright Homes HOPE VI Development  
Robert Graham, Executive Director  
Karen Torian, Assistant Executive Director  
57 Sussex Avenue • Newark NJ 07103  
(973) 430-2182 • Fax (973) 430-2267





URBAN DESIGN ASSOCIATES

Clarke Caton Hintz



HOPE VI Illustrative Master Plan



Housing Authority of the City of Newark  
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Ida Clark  
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**CSS Resident Representatives**

George Smiley & Diana Weems

**Mobility Counselors**

LST Group  
973-642-8000

Contacts: Movena Ross, Lakesha  
Harris

**Case Management**

The North Ward Center  
973-268-8900

Contacts: James Souder & Tracie  
Johnson

# Stella Wright Homes HOPE VI Redevelopment Plan

## “Transforming Today’s Vision into Tomorrow’s Reality”



The proposal for the redevelopment of Stella Wright Homes includes several neighborhoods (as illustrated in the concept design above) with a minimum of 755 housing units:

- 304 units of affordable rental apartments
- 80 units for rent to people with moderate incomes who fall within the federal low-income tax credit limit
- 87 market-rate rental units
- 287 mixed-income home ownership units

The revitalization proposal also includes:

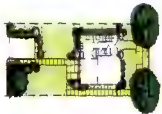
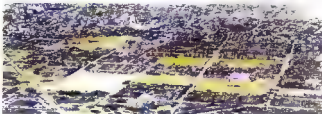
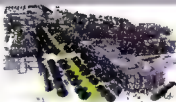
- 2 community buildings
- 1 police sub-station
- 5 parks
- 2 six-unit group homes
- 25 intergenerational housing units
- 50-bed assisted living residence for dementia

As a former Stella Wright Homes resident, you are encouraged to take advantage of the Self-Sufficiency services provided by the NHA that are designed to:

- Assist residents in the transformation from welfare to work.
- Make available educational and training resources needed for job retention and job advancement, recognizing that the path of progression towards self-sufficiency is job security.
- Enhance educational achievements for Stella Wright Homes residents.

The LST Group has been hired by the NHA to conduct a needs assessment for each family and to provide each family mobility counseling. The North Ward Center will handle the case management needs for each family (see contact information in the box at left).

# TRANSFORMING TODAY'S VISION INTO TOMORROW'S REALITY



# OPINION

## EDITORIALS

### Making homes in Newark

**Y**ou cannot rebuild a city just by building houses. You have to build neighborhoods.

And it looks as if the Newark Housing Authority and the federal agencies behind an ambitious new Central Ward development have learned that lesson.

The project is slated for an area off Martin Luther King Jr. Boulevard, a slice of the city that epitomizes the urban renewal failures of the past. It is where untenable public housing towers once concentrated a huge population in a few city blocks. There were few residential amenities and all the ingredients for the disaster that happened. Crime became rampant, and the buildings became unmanageable and had to be abandoned. Most have already been imploded. The rest will come down shortly to make way for what could be a model for urban restoration.

The \$200 million project will build a neighborhood around 755 units of low-rise housing, including 287 units for sale to people with varying incomes. A consortium of federal and private mortgage lenders is being organized to ease the way for prospective buyers. We salute that effort because Newark has one of the lowest rates of homeownership in the country.

We agree with the housing advocates who say the Housing Authority must build affordable housing for low-income people and must build replacement units for those lost when the public housing towers were closed. And this project will help. But if Newark is to have a future, it must attract and keep residents all along the economic scale. And it must increase the number of residents who are firmly rooted in their neighborhoods because they own their homes.

A new school, police facilities and several parks are also part of the plan. Good. The best way to plan new services is in concert with any new residential development that will have an effect on those services.

Finally, this project is promising to do something about that icon of Newark ineptitude, the Krueger-Scott mansion. The historic old house has eaten up more than \$6 million and is still an unusable wreck. The Housing Authority says a private developer will turn the house into a jazz club and restaurant as one of the enhancements planned for the new neighborhood.

We know that bad things sometimes happen to good ideas in Newark. But taken as a whole, which is the way urban neighborhoods should be built, this looks like a good plan.

With \$50 million in seed, the funding ultimately is hoping that most of the \$200 million project will fall into place with more federal, state and private funds, he said. "My primary goal is to get the developers to get as much going as they can and we will fill the gaps," he said.

# STELLA WRIGHT HOMES HOPE VI

"TRANSFORMING TODAY'S VISION INTO TOMORROW'S REALITY"

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## Transforming Today's Vision Into Tomorrow's Reality

As a former Stella Wright Homes (SWH) resident, the Newark Housing Authority and the HOPE VI staff are committed to providing you quality housing and quality services that lead to self-sufficiency. In this issue are the stories of former Stella Wright Homes residents who are using the services of the HOPE VI professional staff to make a difference in their lives. We also have reports on two former SWH youth.

The residents profiled serve as reminders that success begins with your efforts. The HOPE VI staff and its consultants (LST and North Ward Center) await your call.

### The Staff

**Editor's Note:** If you have good news to share with other former Stella Wright Homes residents, call Nylia Dixon at 973-430-2182

## NHA TAKES NEXT STEPS IN STELLA WRIGHT HOMES \$200 MILLION REDEVELOPMENT PROCESS

The Newark Housing Authority (NHA) continues to work with former Stella Wright Homes residents, the Mayor, City officials and staff, and other stakeholders as part of the redevelopment planning and design process. Having embraced the concepts of the "new urbanism" as a design model, in November NHA requested interested developers to prepare proposals detailing how they would implement the design standards.

Using the input presented from former residents and other stakeholders, the developers were asked to define the new community they would propose, complete with housing integrated into a community of parks and open spaces with facilities for community services.

According to Morris Warner, Deputy Assistant Executive Director, "the responses from interested developers were enthusiastic. They understood the potential impact of a project of this magnitude upon

Former Stella Wright Homes residents have been actively involved at every stage of the design planning process. Shown above is an architectural rendering for a typical single-family row house.



future development within the Central Ward and in Newark and wholeheartedly wanted to be a part of the process."

The proposals were submitted in December and are currently being reviewed by an evaluation committee carefully selected to ensure a knowledgeable, fair and impartial review process. Former Stella Wright Homes residents, NHA staff with expertise in finance and contracts, and City staff comprise the committee.

(Continued on page 2)



Shown here is a concept drawing for a public safety complex at Irvine Turner Boulevard and Spruce that would include a new police station, community space, and library with a 24-hour day care center across the street.



## WE'RE MAKING PROGRESS

- *See former Stella Wright Homes residents completed Phase II of the Women & Menorahs Construction Training Program and are set to continue their studies in the construction trades at Essex County Vocational Schools with a \$1,500 scholarship to cover the training costs. (See back page, "Congratulations")*
- *Nineteen former Stella Wright Homes residents have been employed in the Partners In Pride (PIP) program—12 by the City of Newark and seven (7) by the Newark Housing Authority. They are working to beautify the surroundings at NHA and public spaces throughout Newark.*
- *More than 40 former Stella Wright Homes families received Christmas gifts for their children through the NHA's "Adopt A Child" program that was managed by HOPE VI Resident Liaison Dora McCray-Clark.*

## FROM THE DESK OF THE ASSISTANT EXECUTIVE DIRECTOR

The design planning process continues for the Stella Wright Homes redevelopment project as discussed on page 1 (see "NHA Takes Next Steps in Stella Wright Homes Redevelopment Process"). My staff and I are privileged to see these beautiful, colorful sketches daily as we are presented concept drawings on how a new public safety building could be incorporated or how the proposed Central High School could fit so well nestled among the new housing. We are delighted

to see that those of you who have visited our office share the same joy that we sense as you recognize the full potential of this major development to revitalize the Stella Wright area. Throughout this issue are some of the images that represent your vision for a rebuilt neighborhood. If you're in the area of 57 Sussex, feel free to stop on the third floor to view these drawings first hand.

Equally important to us is our continuous effort to engage you in assessing your

needs and helping you to identify how to fulfill them through our supportive services efforts. We are delighted that some of you have taken advantage of the job training, home ownership, and job placement initiatives we've led. We encourage all of you to become fully engaged in this process. The rebuilding of Stella Wright Homes is totally about improving the quality of your life. Get involved and help us create change.

*Karen Torian*

*Call Doris today to win*

## WIN A FREE TRIP

Resident Liaison Doris McCray-Crank has arranged four one-day trips for former Stella Wright Homes residents to visit HOPE VI developments in Camden, Patterson, Jersey City and Elizabeth. At each site, residents will have an opportunity to view the construction (either in pro-

gress or completed) and to talk to housing authority residents about their experiences.

"I think it is a wonderful opportunity for us to see the vision of other residents for HOPE VI," said Doris.

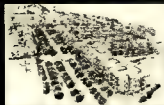
The trips are planned for

Saturdays in March and April. Lunch and transportation will be provided. Each trip will include about 45 residents, so call Doris today to ensure that you will be among the lucky winners. Doris can be reached at 973-430-2249.

## NHA TAKES NEXT STEPS IN STELLA WRIGHT HOMES \$200 MILLION REDEVELOPMENT PROCESS

*(Continued from page 1)*

The "new urbanism" design standards will be the guiding principles to ensure that the ideas received become part of the master plan for the redevelopment of Stella Wright Homes into a premier new neighborhood that will become a key ingredient to continued economic progress in the City of Newark.



THE HOPE VI PLANS INCORPORATE THE PROPOSED CENTRAL HIGH SCHOOL, ON THE FORMER G.E. SITE, INTO THE NEIGHBORHOOD.

## HELPFUL HINTS FROM SHEILA: ENERGY CONSERVATION

**STELLA WRIGHT**  
*A BIT OF HISTORY*

By now you've probably gotten your first winter heating bill and your head is spinning in amazement at the price of home heating. Don't despair! There are ways you can cut your heating bill and still enjoy a warm, comfortable home.

To make this home heating conservation plan work, however, everybody in the family has to understand your goal and has to support it. ***One way to gain support is to make sure that they understand that saving energy means saving money!***

Here are seven ways to cut your heating bill this winter. *Note: You should check with your landlord or housing management before making any energy saving installations.*

**1) Check your thermostat.** Set your thermo-

stat as low as is comfortable in the winter. If it is not a programmable electronic model, it may be worthwhile to replace it. A programmable thermostat can save money by automatically adjusting the temperature when you are away from the house or sleeping, thus eliminating wasteful energy usage.

**2) Seal up your house.** Install weather stripping around windows and doors. Caulk cracks or openings in the siding, and consider installing or repairing storm windows and doors. An equally effective and less costly method is to tape a heavy-duty, clear plastic sheet to the inside of your windows.

**3) Take advantage of the sun's warmth.** Keep the draperies, blinds and shades on your south-facing win-



dows open during the day to allow the sunlight to enter your home.

**4) Consider ceiling fans.** If you can afford to do so, install ceiling fans. In the winter if you run them in reverse they will send the warm air back down to the living area. *Note: You should check with your landlord or housing management before making any energy saving installations.*

*(Continued on page 4)*

Stella Wright Homes was built in 1959 and it opened to wide acclaim and enthusiasm. Built to solve a major housing shortage in the City of Newark in what was then the Third Ward, the seven 13-story high rises were a welcome sight. They provided an impressive image rising above Newark's skyline while on the streets below local merchants—from fish sellers to hardware dealers—greeted the new residents and hawked their wares. Prince Street and Springfield Avenue provided all the necessities of life such that most seldom had a need to even go downtown. The streets bustled with folks shopping to buy fresh vegetables, chicken and fish. Many of these merchants remained in the area until as late as 1965 before closing their doors in the face of changing economic times.

Resident Liaison Doris McCray-Crank, a 30-year resident of Stella Wright and former Newark Housing Authority Commissioner, remembers well the start of the riots in 1967 that challenged the stability of the Stella Wright community and changed the landscape dramatically. "The need for affordable housing in the midst of Urban Renewal demolition put an extra burden on the NHA and the City to provide affordable housing," she says. "These changes and the need for social changes led to the unrest that culminated with the riots of 1967."

*In the next issue, Doris will recall the riots and the years that followed.*

## NHA COMMISSIONER'S CORNER:

Commissioner Ida Clark, who is also president of the tenant association at Foushee Towers, has been involved in the planning process for the HOPE VI Revitalization Project from its inception. She says she is pleased with what she has seen of the conceptual plans, including the integration into the planning of a new parking lot at Foushee Towers and space for her garden. "My garden is my life," she says.

"I think the different types of homes in the new neighborhood that is proposed will make the community a better place for us seniors," she says. "To be in the midst of this new development without high rises will make us feel safer as we go in and out," she added. "Our safety is

very important to us."

Commissioner Clark says she has discussed the plans with many of the residents of Foushee Towers and they are pleased to see that planning is underway. "They just want to see it come into effect," she says in describing their responses to the planning process. "I've assured them they are beginning to move along," she adds.

Commissioner Clark currently serves as Vice Chairperson of the Board and has previously chaired it. She joined the Board of Commissioners in 1987 and says she enjoys representing the concerns of the residents—especially the seniors.





*"To make your home heating conservation plan work, everybody in the family has to understand your goal and has to support it."*

*Sheila Scudder  
Case Manager*

## HELPFUL HINTS FROM SHEILA: ENERGY CONSERVATION

*(Continued from page 3)*

**5) Use kitchen, bath and other ventilating fans wisely.** In just one hour these fans can pull out a houseful of warm air. Turn fans off as soon as they have done their job.

**6) Control the humidity levels in your home.**

For comfort in winter, your home's humidity levels should range from 30 to 50 percent. When the air becomes too dry, you need higher heat to feel warm. To increase the humidity, you can buy a humidifier which puts water vapor back into the air.

**7) Review the use of energy in other areas of the house and make changes to reduce their usage where possible.**

**Lighting:** Turn off lights when not in use. Use lower watt bulbs where possible. And consider fluorescent bulbs for light fixtures—they are more expensive but they pay for themselves by saving energy over time.

**Appliances:** Read the owner's manuals to see how best to reduce energy usage on your dishwasher, refrigerator, stove, washer and dryer.

Finally, if you have tried to conserve energy but are still struggling to meet your energy payments, here are some energy assistance programs you might call to see if you qualify:

**Low Income Home Energy Assistance Program (1-800-510-3102)** assists income-eligible families with their heating bills.

**NJShares (1-866-657-4273)** provides temporary assistance in paying energy bills. No income guidelines.

**NJ Lifeline Credit Program (1-800-792-9745)** provides up to \$225 a year to people over 65 or disabled adults who meet income guidelines.

*Sheila Scudder*



**PSE&G Equal Payment Plan (1-800-436-7734)** allows you to set up a plan to pay the same amount each month.

## YOUTH SAYS "MANY THANKS"



10-year-old Markita Campbell expresses thanks for attending Non-Violence Conference.

**Editor's Note:** Former Stella Wright Youth Markita Campbell, one of four youth to attend the First Non-Violence Conference, wrote this letter of thanks.

Dear Ms. Doris McCray,  
I am writing to you about the program at The Queen of Angels Pillars of Ministry on October 20, 2001. I am really pleased about the program. It was one of the most helpful programs and I would love to go again. It

helped me with a problem that I couldn't handle myself. All of the ministry staff was very helpful and cooperative about their work of telling us about violence and victims. I wish they could have this program every other week on Saturdays for our community and youth. I am thankful for the program.

Sincerely,  
**Markita Campbell**

## WMCT PROGRAM IN ACTION

### DENISE HOLSTON: "IT'S LIKE A NEW START"



Denise Holston shown here in the WMCT class.

Denise Holston lived in Stella Wright Homes for four years before moving into her permanent housing choice last year on Cedar Lane. When she read in the first edition of the Stella Wright Homes Newsletter about the opportunities available in

the Women and Minorities Construction Training Program, she didn't hesitate to pick up the phone to inquire about it.

Denise applied and completed all the steps for successful enrollment. In November she began spending her mornings learning all there was to know about the construction trades. She beams with enthusiasm when asked about the program. "I love it," she says. "It's like getting a new start in life."

She says she has worked in the past as a day care worker, but "I need a career that provides skills and a higher income." Denise says because of her family situation she really needs greater income flexibility to meet their needs. The

classes are informative, she says, and they bring the resource instructors to the class, "everyone that you need to build a housing unit—the whole team." The hands-on experience is key to learning, according to Denise. They also have physical education instruction to round out the training that is provided by the YMWCA of Newark.

Denise says she intends to work her way right through the program, including the four-year internship that will follow. She has also set her sights on obtaining her GED and continuing her education at Essex County College.

"People don't know what they're missing by not taking advantage of opportunities like this," Denise concluded.



## YOUTH IS FOCUSED ON EDUCATION

Eighteen-year-old Jaquetta Welfare received \$8,000 in scholarship funds that have allowed her to attend Montclair State University as a freshman. A graduate of Malcolm X Shabazz High School, Jaquetta competed successfully for a \$2,000 Newark Housing Authority scholarship and a \$6,000 Project Grad Scholarship. She is majoring in Business and wants to become an accountant. Her interest in accounting began when she took the course in high school. It was further solidified when she was able to intern at Deloitte & Touche, a major accounting firm, last summer. Jaquetta is living at home this year, however, she hopes to stay on campus as a sophomore.

Jaquetta and her mother lived in Stella Wright Homes for three years and have now moved into a townhouse as their temporary housing choice.

She says her hobbies are listening to music, shopping and enjoying the time she spends with her family. Her advice to other teens is to "stay focused and find ways to stay motivated."

## SOUP TO KEEP YOU WARM

### Black Bean Chicken Chili

#### INGREDIENTS:

- ⇒ 4 tablespoons butter
- ⇒ 1 red pepper, chopped
- ⇒ 1 green pepper, chopped
- ⇒ 1 large onion, chopped
- ⇒ 4 teaspoons minced garlic
- ⇒ 1 teaspoon salt
- ⇒ 1 teaspoon oregano
- ⇒ 1 tablespoon chili powder
- ⇒ 1/2 teaspoon crushed red pepper
- ⇒ Dash of cayenne pepper
- ⇒ 1 large or 2 small chickens, cooked
- ⇒ Four 16-oz. cans black beans with liquid
- ⇒ Two 16-oz cans stewed tomatoes
- ⇒ One 8-oz can tomato sauce
- ⇒ One 8-oz can tomato paste

#### PREPARATION

Melt butter in a large pot over medium-high heat. Sauté the red and green peppers and onion until tender. Add garlic and remaining seasonings.

Reduce heat and sauté for another couple of minutes. Add chicken meat to the pepper mixture and sauté for another two or three minutes. Add beans, stewed tomatoes, tomato sauce and tomato paste to the mixture.

Bring to a low boil. Reduce heat and simmer uncovered for about 30 minutes or until the chili thickens.



If you have Helpful Hints or Recipes you'd like to share with the readers, please forward them to Nellie Dixon, 57 Sussex Avenue, Newark NJ 07103. If we publish them, you will win a gift. Or Email her at [ndixon@newarkho.org](mailto:ndixon@newarkho.org).



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# C ONGRATULATIONS

Six former Stella Wright Homes residents received certificates this month for having successfully completed the first two phases of the Women and Minorities Construction Training (WMCT) Program. Receiving the honors from Assistant Executive Director Karen Torian and Deputy Assistant Executive Director Morris Warner were:



Christopher Barnes is shown here in WMCT class.

- ♦ **Murad Holder**
- ♦ **Laurie Hill**
- ♦ **Tihinna Franklin**
- ♦ **Denise Holston**
- ♦ **Tina Kirk**
- ♦ **Christopher Barnes**

The participants  
attended 40 hours of

course work with daily presentations from licensed plumbers, carpenters, laborers, and journeymen who described in great detail the kind of work each performed so that students could envision themselves in that job.

The WMCT program is sponsored by the New Jersey Department of Labor and presented by NHA in cooperation with the Mayor's Office of Employment and Training and Essex County Vocational Schools.

Watch your mailboxes for announcements of future training programs.

TRANSFORMING TODAY'S VISION INTO TOMORROW'S REALITY

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HOUSING AUTHORITY OF THE CITY OF NEWARK

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